



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT “ A ”

(WATERLINE EASEMENT)
MESA METRO, LLC,
TO
CITY OF AUSTIN

DESCRIPTION FOR PARCEL 4717.02WE

LEGAL DESCRIPTION OF A 0.120 ACRE (5,241 SQUARE FOOT) TRACT OF LAND, BEING A PORTION OF LOT 3, SPICEWOOD OFFICE PARK, A SUBDIVISION OF RECORD IN VOLUME 78, PAGE 182 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED IN A GENERAL WARRANTY DEED TO MESA METRO, LLC, DATED OCTOBER 31, 2011, AND RECORDED IN DOCUMENT NO. 2011159192 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.120 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4” iron pipe in concrete found at the east corner of Lot 2-A, Resub. H.S.R. Sub. II, a subdivision of record in Volume 67, Page 70 of the Plat Records of Travis County, Texas, same being a corner in the southwest line of said Lot 3, for the north corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone, NAD83(93), U.S. Survey Feet,) values of N=10,108,529.04, E=3,109,221.85;

THENCE South 61°28’58” East, over and across said Lot 3, a distance of 148.71 feet to a 60D nail set in the northwest line of a 5.17 acre tract described in Volume 1846, Page 200 of the Deed Records of Travis County, Texas, same being the southeast line of said Lot 3, for the east corner of this tract, from which a mag nail in concrete found at the west corner of Lot 1, H.S.R. Subdivision, of record in Volume 64, Page 77 of the Plat Records of Travis County, Texas, same being the north corner of said 5.17 acre tract, and an angle point in the southeast line of said Lot 3, bears North 25°02’37” East, a distance of 340.01 feet;

THENCE South 25°02’37” West, with the northwest line of said 5.17 acre tract and the southeast line of said Lot 3, a distance of 35.06 feet to a 60D nail set for the south corner of this tract, from which a 3/4” iron pipe found in the southwest line of said Lot 3, at the east corner of Lot 4, same being the north corner of Lot 5, both of said Spicewood Office Park, bears South 25°02’37” West, a distance of 22.96 feet, and North 61°32’23” West, a distance of 24.96 feet;

THENCE North 61°28’58” West, over and across said Lot 3, a distance of 150.79 feet to a 60D nail set in the southeast line of said Lot 2-A, same being the southwest line of said Lot 3, for the west corner of this tract, from which a 3/4” iron pipe found in the southeast line of said Lot 2-A, at the north corner of said Lot 4, same being a corner in the southwest line of said Lot 3, bears South 28°26’03” West, a distance of 23.07 feet;

THENCE North 28°26'03" East, with the southeast line of said Lot 2-A and the southwest line of said Lot 3, a distance of 35.00 feet to the **POINT OF BEGINNING**, containing 0.120 acre (5,241 square feet) of land.

BEARING BASIS NOTE

Date of Survey: May 9th, 2011. The bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone, NAD83(93), Combined Scale Factor = 0.999904). The coordinates were established from reference station "H-31-3001" having grid coordinate values of N=10,108,545.463, E=3,108,591.754. All distances shown are surface distances.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 21st day of November, 2011, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


11/21/11
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

REFERENCES
MAPSCO 2009, 494Z
AUSTIN GRID NO. H-31
TCAD PARCEL ID NO. 01-4401-0222
MACIAS & ASSOCIATES, L.P.



FIELD NOTES REVIEWED

By:  Date 11/22/11

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION	LEGAL DESCRIPTION

MESA METRO, LLC,
DOC. NO. 2011159192
O.P.R.T.C.Tx.
T.C.A.D.
01-4401-02-22

LOT 3

1-STORY
BRICK BUILDING

P.O.B.
N=10,108,529.04
E=3,109,221.85

7.5' P.U.E.
(PER PLAT)

161°28'58"W 149.83'
(N59°03'W 150.00')

RESUB. H.S.R. SUB. II
VOL. 67, PG. 70
P.R.T.C.Tx.

LOT 2-A

ROBERT U. MAYFIELD ET UX.
VOL. 13216, PG. 3926
R.P.R.T.C.Tx.

LEGEND

- 1 1/2" IRON ROD FOUND
3/4" IRON PIPE FOUND
NAIL FOUND (TYPE NOTED)
CALCULATED POINT
60D NAIL SET

P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY
D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY
R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY
POINT OF BEGINNING
VOLUME, PAGE
VOL., PG.
P.O.B.
() RECORD INFORMATION
P.U.E. PUBLIC UTILITY EASEMENT

Date: 11/21/11

Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

NOTE:
THE EASEMENTS SHOWN
OR NOTED AND ADDRESSED
ON THIS SURVEY ARE
THOSE LISTED ON THE
TITLE COMMITMENT ISSUED
BY ALLIANT NATIONAL TITLE
INSURANCE COMPANY, INC.,
GF. NO. 201100621,
EFFECTIVE DATE: MARCH
23, 2011.

CITY OF AUSTIN
VOL. 1846, PG. 200
D.R.T.C.Tx.
(5.17 AC.)

PAGE 3 OF 3

SURVEY DATE: 05-09-11
REVISED: 11-21-11
DRAWN BY: smd
MMAI JOB NO.: 288-33-11
REFERENCE: 590/121

J:\JOBS\LAN\288-33-11 Reservoir Easements\DWG\4617.02WE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

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